



FY2021 U.S. EPA Brownfields Community-Wide Assessment Application

SEDA-Council of Governments

www.seda-cog.org

IV.D.1. Applicant Identification

SEDA-Council of Governments (SEDA-COG)

201 Furnace Rd

Lewisburg, PA 17837

IV.D.2.a. Assessment Grant Type

Community-wide

IV.D.2.b.i. Requested Amount

\$300,000

IV.D.2.b.ii. Federal Funds Requested Waiver

Not Applicable

IV.D.3. Location

The City of Shamokin located in Northumberland County, Pennsylvania, has a long history of commercial and industrial activities that have resulted in brownfields within the city. This region was once known for its abundant and prosperous anthracite coal fields and large textile factories. In the 1830's, because of the increase in the growing potential of coal as an energy resource, the town was laid out as a speculative venture to support the demand created by the growing mining industry. With the arrival of the railroads, the City experienced significant growth from the 1870s to 1900. Other industries followed the growth and in the early 20th century silk and knitting mills became important economic drivers as well. The population of Shamokin peaked in 1920 at 21,204 and has experienced a drop in population ever since, and the latest data estimates projected the population at 6,952. More recently the economy of Shamokin has evolved to respond to different but equally abundant natural resources, specifically the abundance of surrounding open land for recreational purposes. In July 2019, the City of Shamokin was selected to receive direct technical support from EPA Office of Environmental Justice and the PADEP through a local assistance grant – the only community awarded this grant in PA! The objectives of the technical assistance included preparing an inventory of potential brownfields sites in the City and completion of an economic development strategy dubbed “Plan: Go Shamokin.” The Plan identified a **Target Area** for economic growth which lies within the newly defined central business district (Independence St) and the gateways into the city. To implement the recommendation of *Go Shamokin*, a SEDA-COG Shamokin Office for Revitalization was established in the **Target Area** and a partnership formed between the City of Shamokin and Shamokin Area Businesses for Economic Revitalization (SABER). While there have been new opportunities for the city, such as the Federal Opportunity Zone designation, there are also new challenges, such as the remapping of the 100-year flood zone that approximately quadrupled the previous size, and now affects the vast majority of the **Target Area**. It further raises a major concern for the proposed development and revitalization of the City's downtown **Target Area** knowing the mandatory flood insurance requirement with the Flood Impacted Rate Maps (FIRMs) and permitting process with DEP Flood Plain Management to go into effect in 2021.



FY2021 U.S. EPA Brownfields Community-Wide Assessment Application

SEDA-Council of Governments

www.seda-cog.org

IV.D.5.a. Project Director

Betsy Kramer/SEDA-COG Revitalization Coordinator

201 Furnace Rd

Lewisburg, PA 17837

Phone: (570)524-4491 ext.7203

Email: bkramer@seda-cog.org

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

J. Michael Fisher/SEDA-COG

201 Furnace Rd

Lewisburg, PA 17837

Phone: (570)524-4491

Email: jfisher@seda-cog.org

IV.D.6. Population

6,952 (2019) City of Shamokin U.S. Census Bureau Estimate

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	No
The priority brownfield site(s) is impacted by mine-scarred land.	1
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-4; 6-7
The priority site(s) is in a federally designated flood plain.	1-4; 6-7
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3, 5-6
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	7

Letter from the State or Tribal Environmental Authority: **Attached**



October 27, 2020

Betsy Kramer
Revitalization Coordinator
SEDA-Council of Governments
201 Furnace Road
Lewisburg, PA 17837

RE: U.S. EPA Brownfields Grant Proposal | State Letter of Acknowledgement
City of Shamokin
Shamokin, Northumberland County, Pennsylvania

Ms. Kramer:

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning underutilized lands to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports Shamokin Area for Economic Revitalization (SABER) and the City of Shamokin's application for a \$300,000 Brownfields Community-wide Assessment Grant from the U.S. Environmental Protection Agency (EPA) to conduct environmental site assessments and reuse planning at the identified priority brownfield sites in the Shamokin area.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the Shamokin Area for Economic Revitalization (SABER) and the City of Shamokin and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johngross@pa.gov or by telephone at 717-783-7502.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Conrad", written over a horizontal line.

Troy Conrad
Director
Bureau Environmental Cleanup and Brownfields

SEDA COG - Narrative/Ranking Criteria

IV.E.1.a.i. Background and Description of Target Area: The City of Shamokin is located in Northumberland County in a region known for its once abundant and prosperous anthracite coal fields and large textile factories. The City is named for an important Native American town of the same name which stood west of the current city, near where Sunbury now exists. In the 1830's, as a result of the increase in the growing potential of coal as an energy resource, the town was laid out as a speculative venture to support the demand created by the growing mining industry. With the arrival of the railroads, the City experienced significant growth from the 1870s to 1900. Other industries followed the growth and in the early 20th century silk and knitting mills became important economic drivers as well. The Shamokin/ Eagle Silk Mill was at one point the largest textile manufacturing building under a single roof in the United States. The town was incorporated as a City in 1949. The population of Shamokin peaked in 1920 at 21,204 and has experienced a drop in population ever since. From 1970 to 2017, the population dropped by 38.9%, and the latest data estimates (as of 2019) projected the population at 6,952. More recently the economy of Shamokin has evolved to respond to different but equally abundant natural resources, specifically the abundance of surrounding open land for recreational purposes. In 2014 the Northumberland County Anthracite Outdoor Adventure Area (AOAA) Authority leased approximately 7,500 acres of former coal lands in the Shamokin Area for the purposes of actively managing a family-friendly motorized and non-motorized recreation facility. This facility, along with the nearby Knoebels Grove Amusement Park, the PSSA Valley Gun & Country Club and the abundant Weiser State Forest lands, all within 15 minutes of the heart of Shamokin, attracts over 1.4 million visitors per year. In July 2019, the City of Shamokin was selected to receive direct technical support from EPA Office of Environmental Justice and the PADEP through a local assistance grant – the only community awarded this grant in PA! The objectives of the technical assistance included preparing an inventory of potential brownfields sites in the City and completion of an economic development strategy dubbed “Plan: Go Shamokin.” The Plan identified a **Target Area** for economic growth which lies within the newly defined central business district (Independence St) and the gateways into the city. To implement the recommendation of *Go Shamokin*, a SEDA-COG Shamokin Office for Revitalization was established in the **Target Area** and a partnership formed between the City of Shamokin and Shamokin Area Businesses for Economic Revitalization (SABER). While there have been new opportunities for the city, such as on June 14th, 2018 with the Federal Opportunity Zone designation in Shamokin which encompasses the **Target Area** (Tract ID 815 in Northumberland County) there are also new challenges, such as the remapping of the 100-year flood zone throughout the entire Susquehanna Valley that approximately quadrupled the previous size, and now affects the vast majority of the **Target Area**, which was previously unimpacted. It further raises a major concern for the proposed development and revitalization of the City's downtown **Target Area** knowing the mandatory flood insurance requirement with the Flood Impacted Rate Maps (FIRMs) and permitting process with DEP Flood Plain Management to go into effect in 2021, which makes development that much more challenging.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s): The City of Shamokin has a long history of commercial and industrial activities that have resulted in brownfields within the city. As provided by the PADEP, an Environmental Protection Agency (EPA) 128(a) Small Technical Assistance Grant was received to work with the City of Shamokin to inventory, educate, and plan for brownfield properties. Under this grant, thirty-nine properties were identified as brownfields within the City of Shamokin and are listed in the PADEP brownfields database. These listings are due to the presence of underground storage tanks (USTs), leaking underground storage tanks (LUSTs), spills, and industrial activity. The occurrence of these activities may have caused a release of contamination to the soil and/or ground water that requires further evaluation. Additionally, review of eMAP PA has identified five abandoned mine lands (AML) located within the city limits of the City of Shamokin. There is also a large vacant lot located at 1012 Shamokin St, once the Shroyer Factory, that would be ideal for a future housing complex. Plan: GoShamokin, also generated and established a **Target Area** and several potential **Priority Brownfield Sites** located within the targeted study were identified specifically for reinvestment and adaptive reuse. These locations are considered **Priority Brownfield Sites** due to the fact that

the locations were positioned in one or more of the following: opportunity zone, flood zone, and historic area; and some of the **Priority Brownfield Sites** were recently acquired for investment activity.

Location	Previous Use	Current Site Condition	Potentially Related Environmental Issues	Redevelopment Plans
115 E. Independence	Former Edison Illuminating Co (1885-1900)	LLC Owned; Commercial and Historic District; in flood zone	Potential lead paint and asbestos due to building age	Developer purchased for new hotel
301-303 Commerce	F&S Bottling House (1901-1925)	LLC Owned; Commercial and Historic District	Potential lead paint and asbestos due to building age	Developer purchased for new Brew Pub
4th and Water Street	Former Coal Power Plant (prior to 1929)	City-owned; Currently a parking lot; in flood zone	Inactive Tank, watershed impact,	Recreation reuse tied to economic development
Commerce St Railroad Row	Former PRR Railroad Right of Way	City-owned; vacant lot and one-way road; in flood zone	Located near terminus of several separated sewer lines	Recreation reuse for linear greenway rail/trail non-motorized
Water St	Eagle Silk Mill (prior to 1922)	Vacant lot in Commercial District	Asbestos, Waste Management	Prime location for future developer

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans: Significant efforts have been made to establish collaborative partnerships with all organizations and stakeholders interested in working with the City and community organizations to rebuild Shamokin into a vibrant and thriving community. An interfaith and multi-stakeholder collaborative partnership formed to create the Faith Alliance for Revitalization (FAR), through the leadership of faith leaders. FAR has sought the active involvement of local, county, state and federal governments in the collaborative partnership, including the U.S. Environmental Protection Agency (EPA). EPA's Office of Environmental Justice (OEJ) and Office of Community Revitalization (OCR) partnered to support the *Shamokin Community Rebuilding Workshop* to help the community reach their priority goals and create positive impacts on air, water, public health, economic vitality, and other quality of life needs of residents, particularly the vulnerable and underserved residents. The effort of the workshop was to actively engage the citizens of Shamokin. The PADEP led brownfields inventory effort recommended pursuing U.S. EPA brownfields assessment grant funding as a key next step. In addition to using these funds for environmental assessment and remediation plans, it can also be used to support site-specific reuse planning which could advance recommendations from this planning effort. In addition, it was recommended by the Plan: GoShamokin! that there are likely other brownfields not yet known, that could surface as economic development activities. The presence of asbestos and lead containing building material constitutes potential brownfields funding eligibility for commercial properties, which based on the age of much of the downtown building stock, has broad applicability. In addition, this **Target Area** was also identified and received a \$50,000 façade grant in 2020, in which 13 building owners are currently improving the appearance of their properties. Another application is planned for 2021. The assessment and reuse of the Shamokin brownfield sites within the **Target Area** aligns with adopted City plans for revitalization.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy: September 2020, the city council voted to reorganize the Shamokin Industrial Development Authority (IDA) to channel the renewed interest in the city by investors and advance the recommendations provided by EPA and the Plan: GoShamokin. The first task by the five-member board was to create a Central Business District, which is also the **Target Area** for this Brownfield Project. Of the 39 identified brownfield locations within the city limits of

Shamokin, **15 are within the Federal opportunity zone**, six are located in the historic district and three fall within both the opportunity zone and historic district. In addition, many were located in the new flood zone designation. The locations of these brownfield properties make them crucial pieces to the successful implementation of Shamokin's economic growth strategy. Shamokin will explore the potential for renewable energy and/or energy efficient improvements for all projects within the **Target Area**. Both the IDA and Redevelopment Authority (RDA), previously established, will encourage the use of energy efficiencies and green development in all redevelopment projects. In addition to the redevelopment of historic buildings, the plan for the city of Shamokin is to capitalize on the rebirth of the community as an outdoor/tourist destination and create more greenspaces in now blighted areas.

IV.E.1.c.i. Resources Needed for Site Reuse: Redevelopment funding for the **Target Area** is already secured for several sites including two separate Redevelopment Assistance Capital Projects (RACP) for a combined \$3,000,000 for new hotels and a downtown medical center. In addition, a pocket park "signature public space" has been identified by the Plan: GoShamokin in the **Target Area**, and funds have already been secured from Community Development Block Grant (CDBG) and Department of Natural Resources (DCNR) for a combined project amount of \$365,000 with a project completion date of 2022. In addition, SEDA-COG on behalf of the City of Shamokin is eligible for and will seek additional funding from the following sources: EPA Brownfield Clean-up grant funding, US Dept. of Agriculture, FEMA, US Economic Development Administration (USEDA), Dept. of Transportation grants, and new funding opportunities/incentives available in the future. Funding from these resources are available for remediation, demolition, site development, public infrastructure improvements, streetscape improvements, building rehabilitation, and job training, etc., to encourage and complete our reuse strategies. All **Target Area** Brownfield properties that are located within the Opportunity Zone will be targeted as brownfield development progresses and marketed as excellent tax shelters under Opportunity Zone tax incentives. In addition, FEMA will be engaged as much of the Target Area is located in the Flood Zone. Using EPA funding for the initial high-risk environmental assessment of these sites within the **Target Area**, brownfield redevelopment will be attained. As properties are assessed, it will stimulate SEDA-COG and the City of Shamokin's current partnerships with many agencies (U.S. Dept. of Housing and Urban Development (HUD), Federal Emergency Mgmt. Agency (FEMA), PA Dept of Housing, PA Dept. of Community and Economic Development (DCED), etc.) to fill funding gaps such as demolition funding and reuse incentives, ensuring successful redevelopment. A detailed funding plan will be developed for brownfield sites/areas as assessment projects develop. Each site will have a unique funding plan due to individual status and eligibility.

IV.E.1.c.ii. Use of Existing Infrastructure: Much of the City's current form in terms of a gridded street pattern and its location and concentration of its downtown are a function of the location of Big Mountain and Shamokin Creek, combined with the historic placement of the Philadelphia & Reading and Pennsylvania Railroad rail lines through town. The **Target Area** of Independence Street was once the beating heart of a prosperous City of Shamokin. Although some buildings have been lost, we have identified **Priority Sites** within the **Target Area** which are historic structures that can be reutilized. One goal of the overall revitalization effort is to further improve the basis for a vibrant, walk-able downtown mixed-use district that continues to provide important commercial/retail services to the population. Two huge walkable assets are a downtown grocery store and large retail drugstore chain, both currently in the midst of large interior/exterior remodeling efforts. In addition, Shamokin recently acquired much of the former PRR railroad right-of-way via Commerce Street located in the **Target Area**. The goal is to create an important linear greenway with landscape amenities and offer a regional trail route through the downtown. We will undertake a Feasibility Study to create a twenty-six mile multi-use (non-motorized) path beginning in Sunbury and ending in Mount Carmel, which would target this area as a major hub city within the path. The critical element is the connectivity of a well-defined off-road or designated "sharrow" through the downtown **Target Area**. In addition, this section of the **Target Area** is strategically located near the terminus of several separated sewer lines, allowing it to potentially serve as

linear stormwater facilities to reduce Combined Sewer Overflows into Shamokin Creek.

IV.E.2.a.i. The Community's Need for Funding: The post-World War II period, there has been massive restructuring in the railroad and other industries, causing a massive loss of jobs in areas that had enjoyed industrial prosperity, with good working incomes for union people. In addition, there has been pressure on the coal industry due to changes in law to improve air, water, and land quality and prevent environmental contamination. By the early 21st century, Shamokin was part of an economically depressed area. In June 2014, Shamokin was approved by the Pennsylvania Department of Community and Economic Development for Act 47 Distressed City status. Once a vibrant community with over 21,000 the population has now dwindled to under 7,000. According to the 2018 Census, 29.6% of Shamokin residents are living in poverty, with a per capita income of \$19,221 and household income of only \$29,461. Over 21% of residents spend over 50% on household costs, double North'd County rate of 10%.

V.E.2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: We have formed a few key partnerships with the revitalization efforts in Shamokin to focus on the health and welfare of the community, namely Central Susquehanna Opportunities (CSO) and Geisinger Health Systems. This grant will further fund this effort through outreach, education and specific programs working with these partners while assessing and creating remediation plans for the contaminated **Priority Brownfield Sites** within the **Target Area**. Per the 2018 CSO Health Needs Report¹ for Shamokin, a total of 7,096 people live in the 0.83 square mile area. The population density for this area, estimated at 8,508.39 persons per square mile, is greater than the national average population density of 91.42 persons per square mile, however there are only 71 physicians per 100,000 population in Shamokin, while the US average is 210 per 100,000 people.²

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Brownfields and their associated contaminants pose a threat to the health of Shamokin residents. By assessing and cleaning up these Brownfield sites, we can take an active role in reducing disease and adverse health conditions. The vacant lot which was previously the Eagle Silk Mill on Water Street may contain asbestos (a known cause of lung cancer and mesothelioma). Vacant lot soils may also contain arsenic, which is classified as a Group-A carcinogen by the International Agency for Research on Cancer. Likewise, abandoned buildings such as the Edison Illuminating Co and F&S Bottling House may contain asbestos and lead paint. Exposure to even low levels of lead can cause damage over time, especially in children. CSO's report indicated that out of the \$4,845 homes in the City, \$3,845 were built prior to 1960, which is indicative of potential asbestos and lead contamination. The greatest risk with lead is to brain development, where irreversible damage can occur. Higher levels can damage the kidneys and nervous system in both children and adults. Very high lead levels may cause seizures, unconsciousness and death.³ With a rate of 487 cancer incidences per 100,000, Pennsylvania comes in at the third highest state in the nation. While breast, prostate, and lung cancers are the most prevalent, thyroid cancer is more common in Pennsylvania than in other states. Penn State researchers report that the state's incidence of thyroid cancer may be higher than it is in the rest of the United States, possibly due to the Three Mile Island incident back in 1979.⁴ Further concerning statistics identified by CSO is 27% of the Shamokin population are considered "Disabled" which is over double the national average of 13%, and the incidents of pregnant teens are much greater in Shamokin with a whopping 44/1000 teens (ages 15-19) which is nearly quadruple the national average of 14/1000.

(3) Disproportionately Impacted Populations: Shamokin has been identified with engagement by EPA's Office of Environmental Justice (OEJ), Bucknell Center for Sustainability and the Environment and Pennsylvania Environmental Resource Consortium (PERC). The City of Shamokin has a long history of commercial and industrial activities that have resulted in brownfields within the city occurring far before the concept of "Environmental Justice." Poverty, unemployment, and lack of educational achievement affect access to care and a community's ability to engage in healthy behaviors. In the CSO report, it identified 30% of individuals including 35% of children (aged 0-17) are living in households with income below the Federal Poverty Level (FPL) – nearly double national average of 14.05/19.50% respectively.

In addition, only 14.06% of the population aged 25 and older have obtained an Bachelor's level degree or higher, less than half the national average of 32%. Shamokin also has double the unemployment rate of the national average (6.5/3.4 respectively).

1 Central Susquehanna Opportunity Engagement-Community Needs Assessment Report 2018 (Statistics prior to COVID-19 impacts)

2 <https://www.bestplaces.net/health/city/pennsylvania/shamokin>

3 <https://www.mayoclinic.org/diseases-conditions/lead-poisoning>

4 <https://www.thehealthy.com/cancer/states-with-the-highest-cancer-rates/>

V.E.2.b.i. & 2.b.ii Project Involvement and Project Roles

In order to accomplish revitalization goals in the **Target Area** of the central business district and the city's gateways, the City of Shamokin has previously partnered with numerous governmental, local, and community entities. These partnerships will be further engaged:

Partner Name	Contact	Specific Role
EPA Office of Environmental Justice	Danny Gogal, Senior Environmental Protection Specialist Gogal.Danny@epa.gov	Regulatory review/guidance, technical expertise, community outreach. Education on facilitating renewable energy from wind, solar, or geothermal energy.
DEP	Randy Farmerie, Environmental Program Manager, Cleanups and Brownfields rfarmerie@pa.gov	State regulatory review/guidance, technical assistance. Education on facilitating renewable energy from wind, solar, or geothermal energy.
Bucknell University/Center for Sustainability and the Environment	Shaunna Barnhart Place Studies Program Director; President, Pennsylvania Environmental Resource Consortium sb060@bucknell.edu	Collaboration, project development, data collection and analysis. Education on facilitating renewable energy from wind, solar, or geothermal energy.
Shamokin Industrial Development Authority (IDA/EDA)	Edward Manning, Chairman ebmshamokinida@gmail.com	Collaboration and development of projects; encourage/educate regarding renewable energy
Shamokin Area School District	Chris J. Venna Superintendent cvenna@indians.k12.pa.us	Community outreach and education
Shamokin Area Businesses for Economic Revitalization (SABER)	Kathy Vetovich, President kvetovich@gmail.com	Collaboration and development of projects; encourage/educate regarding renewable energy
Greater Susquehanna Chamber of Commerce	Robert Garrett, President rgarrett@gsvcc.org	Community outreach and collaboration
Geisinger Medical Center Center for Health Research	Tracey Wolfe AVP Geisinger Health System. twwolfe@geisinger.edu	Public health education and advocacy
Faith Alliance for Revitalization (FAR)	Friar Rich Rome rmrome07@gmail.com	Community outreach and collaboration
Shamokin Redevelopment Authority (RDA)	Kathy Vetovich kvetovich@gmail.com	Collaboration and development of projects; encourage/educate regarding renewable energy
Future Leaders and Achievers of Greater Shamokin (FLAGS)	Danielle Hinkle hinkle.danielle2002@gmail.com	Engagement of the youth to become involved in the revitalization efforts
Central Susquehanna Opportunities (CSO)	Kathy Jeremiah kjeremiah@censop.com	Collaboration and coordination of projects.

IV.E.2.b.iii. Incorporating Community Input: As mentioned throughout this application, monumental collaboration and public outreach has occurred during the revitalization efforts. This culminated into a week-long workshop series February 2020, in which one evening a total of 153 citizens not only attended but offered their contact information to become part of the efforts and solutions. The workshop included a number of youth participants, which have now created the group Future Leaders and Achievers of Greater Shamokin (FLAGS). While the well-attended community outreach event occurred prior to **COVID-19**, public engagement outreach efforts have continued successfully via virtual meetings. The city will establish a Steering Committee based on involved parties to-date, including inviting community leaders, business/property owners, and other interested stakeholders. During this grant project, we will reach out to these stakeholders to get involved and stay involved in assessment, cleanup and reuse planning by using the GoShamokin's website (which will feature a Brownfield outreach and education dedicated section), the websites and distribution lists of our community organization partners, and social media outlets available to Shamokin and via our project partners. For citizens without access to the Internet, particularly low-income residents who live near and adjacent to the project sites, we will reach out with direct mailings and flyers posted in the neighborhood. Outreach may include the City of Shamokin's website (postings for public meetings, meeting minutes, project updates, and electronic versions of reports); the information repository (location for hard copies of reports and program-related documents); public meetings (up to 4 meetings will be held during this grant cycle outside of normal working hours to increase attendance and announced via Facebook, the City website, newspapers, and the Public Access TV station); print newsletters, brochures, and flyers (printed documents in English and in translation will be distributed at municipal offices, chambers of commerce, neighbors of project sites, and other high-foot traffic locations); and e-mail and social media (program announcements and solicitations for input will be disseminated). Once sites are selected, SEDA-COG will work with the property owners to ensure there is community outreach and meetings as requested by the **Target Area** residents. Meetings will be held in the neighborhood of the project site, will be advertised using the outreach methods described above and allow residents and business owners opportunities to discuss the project and voice concerns. As necessary to accommodate possible cultural differences, meetings may be held at cultural gathering centers or after other scheduled meetings of cultural groups to encourage participation. At meetings, we will discuss measures that will be used to protect human health and the environment during assessment, and education will be provided regarding energy efficiency measures with site reuse. We will have both DEP and City representatives present to address comments and provide follow up. There will also be several opportunities for public engagement, including master planning, concept approval, and site plan review. Should **COVID-19** restrictions remain, virtual meetings will be offered.

V.E.3.a.i. Project Implementation

Task 1: Cooperative Agreement Oversight
i. Project Implementation: Cooperative Agreement Oversight will be conducted by SEDA-COG staff and will include but is not limited to: registration and travel to two National Brownfields conferences by up to two staff; and general grant management and preparation of Quarterly Reports and other grant-related documentation and budget and invoice reconciliation. The selected qualified environmental professional (QEP) procured will assist with ensuring reporting requirements are met.
ii. Anticipated Project Schedule: SEDA-COG will prepare a Request for Proposals (RFP) during the first quarter to engage a QEP Firm through a competitive process after our Cooperative Agreement is in place to conduct assessment activities. Ranking of the RFP's and review by SEDA-COG will be conducted. SEDA-COG expects to select a QEP in the second quarter. Other activities related to this task will be conducted throughout the duration of the grant period.
iii. Task/Activity Lead(s): Betsy Kramer and other SEDA-COG staff with the assistance of QEP will lead the implementation of Cooperative Agreement Oversight.
iv. Outputs: Quarterly, annual and final closeout reporting, monthly funding draws prepared/reconciled and submitted to EPA, and project scopes of work
Task 2: Community Outreach

i. Project Implementation: Educational materials will be created and outreach to community citizens and leaders will take place. Owners and developers will be solicited for their input. Development and maintenance of the Brownfield section on the goshamokin.com website will take place and other websites will also be engaged: City of Shamokin and Faith Alliance for Revitalization (FAR). Due to COVID-19 restrictions, much attention will be paid to outreach to the community utilizing social media and print materials; and any public meeting will also be offered in a virtual platform in order to educate and inform the population of Shamokin. Information will be included regarding the new designation of the Flood Zone.
ii. Anticipated Project Schedule: Outreach materials (both print and electronic) will be created by the fourth quarter. Outreach activities will be conducted throughout the duration of the grant period.
iii. Task/Activity Lead(s): Betsy Kramer with other SEDA-COG staff and the selected QEP will work together to complete Community Outreach
iv. Outputs: 6 advertised community meetings (in person/virtual), regular reporting at city meetings (such as city council, IDA and SABER), Educational and outreach materials (brochures, flyers, newsletters), and website
Task 3: Environmental Site Assessments (ESA) Phase I and Phase II (Hazardous Substance)
i. Project Implementation: Inventory, prioritization, and selection of sites within and outside of the Target Area (sites within the target area will be prioritized over others in the area) with the focus on the Central Business District (Independence St) and the gateways into the city is planned. Preparation of site eligibility forms and access agreements for privately owned properties will occur, and environmental assessments for the priority sites including Phase I and Phase II ESAs will take place. This task will involve QEP and reporting expenses, printing, and other eligible assessment-related expenses. The work plan for the project will be completed by the QEP. Prior to Environmental Assessment work, site eligibility determinations for the sites will be sent to EPA for eligibility approval.
ii. Anticipated Project Schedule: Activities associated with this task will be conducted throughout the duration of the grant period.
iii. Task/Activity Lead(s): The selected QEP will lead Phase I and Phase II Assessments overseen by Betsy Kramer
iv. Outputs: The QEP, with support of the Project Manager and Steering Committee, will undertake site assessment activities; procurement of subcontractors if necessary; refinement and finalization of rating/ranking criteria; rating and ranking of sites; follow-up planning/technical assistance on sites (tax records, mapping, past studies); preparation for a comprehensive Quality Assurance Project Plans (QAPP) for all sites; and preparation of Sampling and Analysis Plans and Health and Safety Plans as needed for Phase II Assessments. Sites will be evaluated through performance of Phase I and/or Phase II Environmental Sites Assessments (ESAs). Six Phase I ESAs will be performed by the QEP in accordance with the American Society for Testing Materials Standard (ASTM) 1527-13 and the guidelines set forth in the US EPAs All Appropriate Inquiry Rule (AAI). Sites recommended for further study by the QEP, with an projected three Phase II ESA, inclusive of analytical studies to determine the impact by the sites to public health and/or the environment. Prior to undertaking activities involving the collection of environmental samples, the QEP will prepare and submit a QAPP which meets the approval of the U.S. EPA Region 3 Brownfields Program. The QAPP will describe the project, the sampling and analytical strategies, and the methods and procedures that will be used in all Phase II assessments. The QAPP will be utilized to facilitate the compilation of Site- Specific Sampling & Analysis Plans (SSAP) to determine the degree of contamination at these sites. The QEP will also undertake environmental risk assessments to advance key sites toward development and additional reuse development planning based upon new information from the assessments. Brownfield sites will vary in size, complexity, and condition.
Task 4: Remedial/Reuse Planning
i. Project Implementation: Evaluation of cleanup alternatives and reuse options for the assessed sites, with the focus on the Central Business District and the gateways. Completion of ABCAs/reuse plans will take place.

ii. Anticipated Project Schedule: Activities associated with this task will be conducted throughout the duration of the grant period.
iii. Task/Activity Lead(s): The selected QEP will lead Remedial/Reuse Planning with the oversight of Betsy Kramer
iv. Outputs: Analysis for Brownfield Cleanup Alternatives (ABCA)/reuse plans

IV.E.3.b. Cost Estimates

IV.E.3.b.i. Development of Cost Estimates – Information used to develop each cost estimate is provided following the Budget Table.

IV.E.3.b.i. Development of Cost Estimates – Information used to develop each cost estimate is provided following the Budget Table.

IV.E.3.b.ii. Budget Table					
Category	Cooperative Agreement Oversight	Community Outreach & Involvement	Brownfields Assessment Activities	Site Reuse & Cleanup Planning	TOTAL
Hazardous Substances & Petroleum Contamination Project Tasks					
Personnel	\$2,965	\$3,707	\$2,226.30	\$2,965	\$11,863.30
Fringe Benefits	\$1,034	\$1,293	\$775.70	\$1,034	\$4136.70
Travel	\$2,700	\$0	\$0	\$0	\$2,700
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$250	\$1000	\$450	\$400	\$2,100
Contractual	\$4,500	\$8,000	\$144,000	\$121,500	\$278,000
Other: Meeting Expenses	\$0	\$1,200	\$0	\$0	\$1,200
TOTAL	\$11,450	\$15,200	\$147,450	\$125,900	\$300,000

Task 1 Cooperative Agreement Oversight (\$11,450):

Personnel/Fringe*: \$2,965/\$1,034 = Project Manager, Fiscal Controller, CD Director, IT Director

Travel expenses: \$2,700 2 staff attending 2 regional conferences and 1 EPA conferences (4 * \$400) flights, driving (\$90 gas), hotels (6 * \$110), and \$350 (approx. 18 meals)

Contractual: \$4,500 QEP fee for reporting based upon estimate from brownfields consultant

Supplies: \$250 miscellaneous office supplies (copies, pens, paper clips, ink, etc.)

Task 2 Community Outreach & Involvement (\$15,200):

Personnel/Fringe*: \$3,707/\$1,293 = Project Manager, Fiscal Controller, CD Director, IT Director

Contractual: \$8,000 QEP fee for participating in and facilitating public meetings & engagement

Supplies: \$1,000 (\$500 = 5000 copies print materials @ \$0.10 per for outreach, meetings, etc), \$500

miscellaneous office supplies (pens, paper clips, ink, etc.), **Other: Meeting Expenses** - \$1200 = 12 meetings * \$100 per room rental

Task 3 Brownfields Assessment Activities (\$147,450):

Personnel/Fringe*: \$2,226.30/\$775.70 = Project Manager, Fiscal Controller, CD Director, IT Director 0.01

FTE * 3 yrs to manage the assessment process, negotiation with site owners, and coordination of the

consultants. **Contractual:** \$144,000 QEP fee = 6 Phase I Assessments @ \$4,000 each + 3 Phase II Assessments

@ \$40,000 each including SAPs, HASPs, etc **Supplies:** \$450 miscellaneous office supplies

Task 4 Site Reuse & Cleanup Planning (\$125,900):

Personnel/Fringe* \$2,965/\$1,034 = Project Manager, Fiscal Controller, CD Director, IT Director

Contractual: \$121,500 QEP fee for remedial action planning and reuse planning for downtown reuse sites and targeted economic development sites **Supplies:** \$400 miscellaneous office supplies

*Personnel Costs: 3-Year Projected Salary: Project Manager (\$126,840); Fiscal Controller (\$263,540.18); CD Director (\$241,373.62); IT Director (\$222,665.08)

IV.E.3.c. Measuring Environmental Results: SEDA-COG and the QEP will continually track, measure and evaluate the assessment and redevelopment utilizing a developed detailed workplan and proceed under this

program to ensure grant dollars are being directed towards the projects with the most significant environmental and economic impact for Shamokin. Developer/project viability and track record will be considered as part of the eligibility process. Information on the properties assessed, jobs leveraged, dollars leveraged, will be recorded in quarterly reports and shared with the community through our community outreach program to heighten awareness and stimulate interest. Public health issues will be addressed and tracked both during the project and following completion of specific area redevelopment plans during the grant period. Assessment funds will be reserved for projects that will provide the greatest benefit to the community and have the highest chance of success based on community input, developer support, and commitments from other funding sources.

IV.E.4.a.i. and 4.a.ii Organizational Structure and Description of Key Staff: SEDA-COG has the proven successful experience and the necessary organizational structure and capability to administer this grant.

Betsy Kramer, Project Director SEDA-COG Revitalization Coordinator and Project Manager for this grant, operates the SEDA-COG Shamokin Office that is located in the **Target Area**. Betsy has led the Plan:

GoShamokin from RFP and into implementation. She facilitates communication and collaboration with city volunteer organizations, non-profits, elected officials and. has established strong working relationships with business/property owners, residents, non-profits, local hospital, school, university, and Anthracite Outdoor Adventure Area (AOAA) and appropriate local, state, and federal agencies. Betsy is a small business owner, motivational speaker, professional organizer, and author. **Teri Provost, CFM, is the Director of Housing**

Rehabilitation and Flood Resiliency and the Acting Director of the Community Development Program at SEDA-COG: Teri will serve as Project Advisor under this grant specifically related to the regulatory

floodplain; **Bo Hornberger, SEDA-COG Fiscal Controller:** Bo will serve as Fiscal Administrator (invoicing and budget). **Scott Kramer, IT Director:** Scott will create and maintain the GoShamokin Brownfield website.

IV.E.4.a.iii. Acquiring Additional Resources: SEDA-COG understands additional technical expertise and resources will be needed to complete the Brownfield Assessment project in the City of Shamokin. Technical assistance will be achieved by procuring a QEP, and additional funding to leverage this EPA grant will be pursued via Department of Conservation and Natural Resources (DCNR) for recreation amenities, Community Development Block Grant (CDBG) and DCED support relative to Act 47 Exit Plan.

IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: SEDA-COG has never applied/nor received an EPA Brownfields Grant

IV.E.4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: While SEDA-COG is new to EPA Brownfield funding, it has a long history and

proven experience securing funding for successful efforts throughout our 11-county region. We currently manage 35 federal, state, and local grants and loan programs at our agency annually. There are 20 federal grants and loan programs, seven state grants and loan programs, and eight local grants and loan programs. The amount of money that flows thru for all grant/ loan funds is approximately \$9M-\$10M annually. The proposed funding for future resources for assessment, cleanup and redevelopment for Shamokin include both public and private sector and foundation funding. In addition to investor interest, the city has been approached by two foundations this past month due to the interest in the City of Shamokin: Geisinger Foundation and Degenstein Foundation.

(3) Highlighted Projects: Housing and Urban Development (HUD): Direct HUD: Community Development Block Grant Entitlement (CDBG), Town of Bloomsburg: SEDA-COG provides the Professional and Technical Assistance to the Town through a contractual obligation for grant administration from application submission to grant closeout, including but not limited to procuring professional services for a project, project management, and preparation of NEPA Environmental Review. We have a longstanding relationship with the Town to provide these services (15+ years). The typical awarded funding from HUD to the Town of Bloomsburg on an annual basis is ~\$260,000. The typical purpose of the CDBG Entitlement funding is for infrastructure projects, but can include a wide range of activities above and beyond infrastructure alone. For the Town of Bloomsburg, this project represents the first phase of residential flood protection in their community. SEDA-COG managed the project to help make flood protection possible. The project footprint is an almost mile-long levee system on the town's southern edge along the Susquehanna River, and includes the Bloomsburg Area School District's athletic complex, the middle and high schools, around 125 homes, 30

businesses of varying size, and the town's public works and fire department. It also entails significant storm water and sanitary sewer improvements. This project is 2.5 feet above Tropical Storm Lee. Total project cost is \$17 million. Project construction began in May 2019. This project expands on the almost \$30 million flood wall that protects about 700 jobs at the Autoneum and former Windsor Foods site.

The Department of Community and Economic Development (DCED): Community Development Block Grant, City of Sunbury: SEDA-COG provides the Professional and Technical Assistance to the City of Sunbury through a contractual obligation for grant administration from application submission to grant closeout, including but not limited to procuring professional services for a project, project management, and preparation of NEPA Environmental Review. We have a longstanding relationship with the City to provide these services (15+ years). The typical awarded funding from DCED to the City on an annual basis through Act 179 formula calculation is ~\$298,000. The typical purpose of the CDBG Entitlement funding is for infrastructure projects but can include a wide range of activities above and beyond infrastructure alone.

The Department of Community and Economic Development (DCED):Community Development Block Grant, City of Shamokin: SEDA-COG provides the Professional and Technical Assistance to the City of Shamokin through a contractual obligation for grant administration from application submission to grant closeout, including but not limited to procuring professional services for a project, project management, and preparation of NEPA Environmental Review. We have a contractual relationship with the City to provide these services. The typical awarded funding from DCED to the City on an annual basis through Act 179 formula calculation is ~\$298,000. The typical purpose of the CDBG Entitlement funding is for infrastructure projects but can include a wide range of activities above and beyond infrastructure alone. The City has typically allocated CDBG Entitlement funds to the clearance of slum/blight throughout the City.

III.B.1. Applicant Eligibility: Applicant Eligibility: SEDA-COG is a Council of Governments that is eligible for EPA Brownfields Assessment Grant funding as it is a "Regional Council or group of General-Purpose Unit of Local Government."

III.B.2. Community Involvement: SEDA-COG has successfully provided, and will continue to provide, information about the revitalization efforts to the residents of Shamokin. Our outreach efforts will be focused to connect with both target community members and other stakeholders. We will reach out to these individuals to get involved and stay involved in assessment, cleanup and reuse planning through the goshamokin.com, City of Shamokin, and FAR websites; our goshamokin social media sites, the websites and distribution lists of our community organization partners, targeted community meetings, and social media outlets available to Shamokin and via our project partners. For citizens without access to the internet, particularly low-income residents who live near and adjacent to the project sites, we will reach out with direct mailings and flyers posted in the neighborhood. Due to COVID-19, extra care will be made to engage the public safely. The initial step of this project will be identifying priority sites within the already established **Target Area** as identified through the Plan: GoShamokin. Once properties are selected, SEDA-COG will work with Shamokin to engage the property owners to ensure there is community outreach and meetings as requested by the Target Area residents. Meetings will be held in the neighborhood of the project site and advertised using the outreach methods described above, as needed and allow residents and business owners opportunities to discuss the project and voice potential concerns prior to initiation. If COVID-19 restrictions are still in place, the meetings will also be held on a virtual platform such as Zoom or Facebook Live. At meetings, we will discuss measures that will be used to protect human health and the environment during assessment. We will have both the QEP and Shamokin representatives present to address comments and provide follow up as necessary. Beyond neighborhood meetings, there will be several opportunities for public engagement including master planning, concept approval, and site plan review. Quarterly Brownfields updates and success stories will be shared through the previously described public outreach techniques, which will include emails, website and social media posts, and mailings and flyers. Each of these updates will also solicit further feedback and provide the opportunity to continue the engagement process throughout the grant.

III.B.3. Expenditure of Assessment Grant Funds: SEDA-COG does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

PA

8. APPLICANT INFORMATION:

* a. Legal Name:

SEDA-Council of Governments

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

1738532430000

d. Address:

* Street1:

201 Furnace Rd

Street2:

* City:

Lewisburg

County/Parish:

PA

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

178378043

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

J.

Middle Name:

Michael

* Last Name:

Fisher

Suffix:

Title:

Assistant Executive Director

Organizational Affiliation:

SEDA-COG

* Telephone Number:

5705244491

Fax Number:

* Email:

mfisher@seda-cog.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Shamokin, Pennsylvania Community-wide Brownfield Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

12

* b. Program/Project

12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

05/01/2021

* b. End Date:

09/30/2024

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

J.

Middle Name:

Michael

* Last Name:

Fisher

Suffix:

* Title:

Assistant Executive Director

* Telephone Number:

570-524-4491

Fax Number:

* Email:

mfisher@seda-cog.org

* Signature of Authorized Representative:

Betsy Kramer

* Date Signed:

10/27/2020